



HOUSING FINANCE AUTHORITY
25 WEST FLAGLER STREET
SUITE 950
MIAMI, FLORIDA 33130-1720
(305) 372-7990
FAX (305) 371-9152

HOUSING FINANCE AUTHORITY REGULAR MEETING

DATE: Monday, September 26, 2005
2:00 P.M

PLACE: 25 West Flagler Street
Suite 950
Miami, Florida 33130

AGENDA

- I. Roll Call**
- II. Approval of Minutes**
 - Monday, August 8, 2005
 - Monday August 22, 2005
- III. Requests**
 - A) Inducement Resolution – Scott Carver Homes
- IV. Updates**
 - A) 2005 Single Family Bond Program
 - B) 2004 Single Family Bond Program
 - C) Marianne Edmonds, Inc.
 - D) Foundation/Community Outreach
- V. Other Business**

“Delivering Excellence Every Day”

<http://www.miamidade.gov/hfa>



**Housing Finance Authority
Regular Meeting**

DATE: August 8, 2005

PLACE: 25 West Flagler Street
Suite 950
Miami, Florida 33130-1720

TIME: 2:20 P.M.

ATTENDANCE:	Don Horn	Adam Petrillo
	Anthony Brunson	Shanda Sanabria
	Rey Sanchez	Rene Sanchez
	Luis Gonzalez	V.T. Williams

STAFF: Patricia Braynon, Director
Mary Aguiar, Administrative Officer III
Manuel Alonso-Poch, Co-Bond Counsel
Giraldo Canales, Contract Compliance Specialist
Marianne Edmonds, Co-Financial Advisor
Adela Garcia, Trust Account Manager
Gerry Heffernan, Assistant County Attorney
JoLinda Herring, Bond Counsel
David Hope, Assistant County Attorney
Ayin Maryoung, Senior Executive Secretary
Jose Pons, Assistant Administrator

APPEARANCES: Helen Feinberg, RBC Dain Rauscher
Stan Herkovitz, Fairfield Residential
Lynn Washington, Holland and Knight

AGENDA

The meeting was called to order with a quorum at 2:20 p.m.

Chairman Don Horn requested Ms. Braynon to call the roll to begin the meeting.

I. Roll Call

Ms. Braynon called the roll. She indicated that Patrick Cure and Maggie Gonzalez would not be attending the meeting and Deborah Sinkle Kolsky will join the meeting later. Cordella Ingram was absent. Ms. Braynon stated the board did have a quorum.

Mr. Horn introduced and welcomed new Board member Shanda Sanabria.

II. Approval of Minutes

A MOTION was made by Rene Sanchez to approve the minutes from the May 23, 2005, meeting. The motion was seconded by V.T. Williams and passed unanimously.

III. Requests

Chairman Horn stated that he wished to address agenda items III (B), (C) and (D) before (A).

(B) Extension of 2004 Single Family Bond Program – Patricia Braynon requested an extension to the 2004 bond program to allow all the loans to close on time. A MOTION was made by V.T. Williams to extend the date to December 1, 2005. The motion was seconded by Adam Petrillo and passed unanimously.

(C) Approval of 2005 Single Family Program Bond Documents – Helen Feinberg of RBC Dain Rauscher presented the board with details on the proposed 2005 program. The proposed structure offers 8 million of the 80/20 mortgages and 3 million in assisted mortgages. Marianne Edmonds recommended amending the resolution to reflect the price that the underwriter is going to pay for the bond from 98 to 95 percent. A MOTION was made by Adam Petrillo to accept the amended resolution. The motion was seconded by V.T. Williams and passed unanimously.

(D) Approval of Bond Documents – Sugar Hill – Lynn Washington, Holland and Knight, gave a brief history of this proposed development. Marianne Edmonds stated that the credit underwriting report recommends going forward with two conditions: (1) that there be a construction inspector approved by all of the lenders and (2) a limitation on the payment of developer fee. Additionally, Ms. Edmonds suggested a change to Page 4, 3(a) to resolution HFA 05-02 to read “The interest rate on the Bonds

shall not exceed “The Bond Buyer 20 Bond Index”, as published in the *The Bond Buyer* on the date immediately preceding the first day of the calendar month in which the Bonds are sold, plus 300 basis points” and recommended going forward with the deal. A MOTION was made by Luis Gonzalez to approve HFA 05-02 resolution with the recommended changes. The motion was seconded by Rene Sanchez and passed unanimously, with one abstention, Anthony Brunson.

A) Removal of Land Use Restriction Agreement – Patricia Braynon provided the board with a history of the project. She further stated that the developer is proposing to sell the project and has submitted a request proposing \$800,000 in exchange for the removal of the Land Use Restriction Agreement which remains into effect until 2010. The project currently has 20% of the units set-aside for persons or families at or below 80% of the area median income with no rent restrictions. Gerald Heffernan added that the tax code requirements have lapsed. He further added that the additional 10 years is solely a policy decision of the Authority. Stan Herskovitz, Fairfield Residential, provided the board with a history of his request and answered questions presented by board members.

After discussing the different aspects of the transaction, the Board requested additional information from Mr. Herskovitz and postponed this item until the next board meeting, on August 22, 2005. Additionally, they recommended revisiting the current policy of extending the LURA’s for 10 years to all refunding deals.

IV. Updates

(A) 2004 Single Family Programs – No discussion.

(B) Foundation/Community Outreach – Opal Jones informed the board that the Foundation moved its quarters to the building next door, 19 West Flagler Street, Suite 311. She invited everyone to visit the Foundation’s new office. Ms. Jones further added that a press conference with Congressman Kendrick Meek, State Representative Dorothy Bendross Mendingall and Miami Gardens Vice Mayor Oscar Braynon, II, was held at the Government Center to announce a new CityMortgage program.

(C) 2005 Annual Multifamily Rental Housing Bus Tour – Ms. Braynon stated that the bus tour was fantastic and suggested that board members join staff on the next tour.

V. Authority Administration

(A) Authority Financial Statements – Unaudited Statements - No discussion.

(B) Non Pooled Investments – No discussion.

(C) Delinquent Multifamily Accounts – No discussion.

(D) Multifamily Monthly Report - No discussion.

VI. Other Business

Ms. Braynon reminded all board members of the upcoming August 22 meeting.

The meeting was adjourned at 3:03 p.m.



**Housing Finance Authority
Regular Meeting**

DATE: August 22, 2005

PLACE: 25 West Flagler Street
Suite 950
Miami, Florida 33130-1720

TIME: 2:10 P.M.

ATTENDANCE: Don Horn
Cordella Ingram
Luis Gonzalez
Rene Sanchez
Rey Sanchez
Deborah Sinkle-Kolsky
Adam Petrillo
V.T. Williams

STAFF: Patricia Braynon, Director
Manuel Alonso-Poch, Co-Bond Counsel
Giraldo Canales, Contract Compliance Specialist
Marianne Edmonds, Co-Financial Advisor
Adela Garcia, Trust Account Manager
JoLinda Herring, Bond Counsel
David Hope, Assistant County Attorney
Ayin Maryoung, Senior Executive Secretary
Jose Pons, Assistant Administrator

APPEARANCES: Stan Herkovitz, Fairfield Residential
Milton Wallace, Chairman, Miami-Dade Affordable
Housing Foundation, Inc.

AGENDA

The meeting was called to order with a quorum at 2:10 p.m.

Ms. Braynon called the roll to begin the meeting.

I. Roll Call

Anthony Brunson, Patrick Cure, Maggie Gonzalez, and Shanda Sanabria were absent. Ms. Braynon stated the board did have a quorum.

II. Approval of Minutes

Patricia Braynon stated the minutes of the August 8 Special Meeting will be available at the next meeting.

III. Requests

A) Removal of Land Use Restriction Agreement – Patricia Braynon provided the board with a summary of the August 8th Board meeting. Stan Herskovitz provided the board with an update the Fairfield Residential request and noted that an additional \$200,000 was added to the original offer of \$800,000. Different aspects of the transaction were discussed amongst board members, bond counsel, financial advisors and staff. Patricia Braynon recommended that the HFA invest the \$1,000,000 in additional affordable rental or homeownership housing.

A MOTION was made by Luis Gonzalez to briefly adjourn meeting and designate a Board member to negotiate a final agreement with Mr. Herskovitz. The motion was seconded by Deborah Sinkle-Kolsky and passed unanimously.

A MOTION was made by Deborah Sinkle-Kolsky to designate Luis Gonzalez as the board representative and Milton Wallace as the non-board member. The motion was seconded by Adam Petrillo and passed unanimously.

When the meeting was rejoined, Mr. Gonzalez thanked Mr. Wallace and announced the final negotiated price was \$1.3 million.

A MOTION was made by Luis Gonzalez to accept the offer. His motion was amended to reiterate the developer's August 15 offer to assist displaced residents and that the funds expended by the HFA according to rules and guidelines to be established by at a later date. Mr. Gonzalez accepted the amendments. The motion was seconded by Adam Petrillo and passed unanimously.

IV. Updates

(A) 2004 Single Family Programs – Patricia Braynon informed the board that funds for the 2004 Bond program are almost gone. She added that the new program will be available in September.

(B) Foundation/Community Outreach – Patricia Braynon invited everyone to the Foundation's new office open house.

(C) Subsidy for Multifamily Rental Units - Patricia Braynon presented the board with a proposal to spend \$1.3 million from Bella Vista and asked that feedback be provided to Marianne Edmonds.

V. Authority Administration

(A) Authority Financial Statements – Unaudited Statements - No discussion.

(B) Non Pooled Investments – No discussion.

(C) Delinquent Multifamily Accounts – No discussion.

(D) Multifamily Monthly Report - No discussion.

VI. Other Business

Ms. Braynon reminded board members that have not completed the mandatory Ethics Training to please sign up for the class.

Ms. Braynon stated that the NALHFA Education Conference packages were distributed. Board members were asked RSVP to Jose Pons to secure rooms.

The meeting was adjourned at 3:52 p.m.



Marianne Edmonds, Inc.

PUBLIC FINANCE ADVISORY SERVICES

SCOTT CARVER HOMES

Location: 2267 N.W. 72nd St., Miami, FL
Developer: Miami-Dade Housing Agency
Contact Person: Alphonso K. Brewster (305)644-5112
Type of Project: New Construction
Market: 100% affordable assisted living facility
Requested Bond Amount: \$15,750,000
Total Project Cost: \$38,260,218

<u>No. of Proposed Units</u>		<u>Rent Per Month</u>
156	3BR	\$385
4	4BR	\$385
160		

TEAM:

Proposed Architect: To be determined*
Proposed Managing Agent: Miami-Dade Housing Agency
Proposed Contractor: To be determined*
Proposed Developer's Attorney: Holland and Knight, LLP
Proposed Underwriter: To be determined*
Proposed Trustee: To be determined*

*A Design/Build Contractor will be selected through a competitive process

PROJECTED DEBT SERVICE COVERAGE

Net Operating Income	\$34,025
Annual Debt Service	N/A*
Debt Service Coverage	N/A*

*Tax exempt debt will be used during construction period only.
Bonds will be redeemed at conversion to permanent financing.

PROJECTED PER UNIT COST

	239,126.36
Per Unit Cost	\$98,437.50
Per Unit Tax Exempt Financing	

EXPECTED FINANCING SOURCES

Construction Analysis:	
Authority Tax Exempt Bonds:	\$15,750,000
HOPE VI Grant	19,754,655
Miami-Dade Surtax Allocation	639,949
RFH Funds	2,115,614
	<u>\$38,260,218.00</u>
Permanent Analysis:	
Permanent Debt:	
HOPE VI Grant	\$19,754,655
Miami-Dade Surtax Loan	639,949
RFH Funds	5,165,614
Tax Credit Equity	7,500,000
Additional RFH Funds	5,200,000
	<u>\$38,260,218.00</u>

There is also \$11,239,769 of in-kind supportive services for former Scott-Carver Homes residents

Credit Enhancement: To be determined



Marianne Edmonds, Inc.

PUBLIC FINANCE ADVISORY SERVICES

Tax Credit Investor: To be determined

TENANT SERVICES

Daycare facility; economic opportunity family health center; community center; full basketball court; picnic area and playground/tot lot.

RESOLUTION NO. HFA 05-__

RESOLUTION EXPRESSING THE INTENT OF THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA) TO PROCEED WITH THE DEVELOPMENT OF A MULTIFAMILY RENTAL HOUSING PROJECT AND THE FINANCING THEREOF THROUGH THE ISSUANCE OF ITS NOT TO EXCEED \$15,750,000 MULTIFAMILY MORTGAGE REVENUE BONDS FOR THE BENEFIT OF SCOTT CARVER HOMES, LTD.

WHEREAS, the Housing Finance Authority of Miami-Dade County (Florida) (the “Authority”) has determined that there exists a shortage of safe and sanitary housing for persons and families of low, moderate and middle income, within Miami-Dade County, State of Florida; and

WHEREAS, such shortage will be partially alleviated by the acquisition and construction by a private owner of a multifamily rental housing project to consist of approximately 160 units, to be occupied by persons of low, moderate and middle income located at 2267 NW 72 Street, Miami, Miami-Dade County, Florida to be known as Scot Carver Homes (the “Project”); to be owned by Scott Carver Homes, LTD, (the “Owner”); and

WHEREAS, in order to provide financing for the acquisition and construction of the Project, the Authority intends to issue its tax-exempt multifamily mortgage revenue bonds for the benefit of the Owner in the amount currently estimated not to exceed \$15,750,000 (the “Bonds”), and to enter into a Loan or Financing Agreement, a Trust Indenture, a Regulatory Agreement as to Tax-Exemption or Land Use Restriction Agreement and other necessary documents with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED by the members of the Housing Finance Authority of Miami-Dade County (Florida), a lawful quorum of which duly assembled, as follows:

SECTION 1. The Authority hereby expresses its intention to approve at a later date, by appropriate resolution, and upon compliance by the Owner with the Authority's "Guidelines for Tax-Exempt Multifamily Housing Financing" with final approval of the Architectural Design and Review Advisory Committee and with certain other conditions to be described to the Owner by the Authority's staff, the financing of the development of the Project through the issuance of its Bonds and the execution of the necessary documents, including a Trust Indenture, Loan or Financing Agreement and Regulatory Agreement as to Tax-Exemption or Land Use Restriction Agreement; provided, however, such Bonds shall not be issued unless the Bonds, if publicly offered, are rated at least A or better by either Standard & Poor's Corporation or Moody's Investors Service or both, if both rate the Bonds, or, alternatively, the Bonds, if not rated, are sold by private placement to institutional investors.

SECTION 2. This Resolution shall constitute a declaration of the official intent of the Authority, within the contemplation of Section 1.150-2 of the Income Tax Regulations promulgated by the Department of the Treasury, to permit the Owner to use proceeds of the Bonds to reimburse itself for certain acquisition, construction, planning, design, legal or other costs and expenses originally paid by the Owner in connection with the Project with funds other than proceeds of the Bonds prior to the issuance of the Bonds (the "Advanced Funds").

The Owner has represented to the Authority that all of the expenditures initially to be made with the Advanced Funds and then to be reimbursed by the Owner from proceeds of the Bonds will be for costs of a type properly chargeable to the capital account of the Project under general income tax principles, non-recurring working capital expenditures (of a type not customarily payable from current revenues), or costs of issuing the Bonds. Other than any preliminary expenditures for architectural, engineering, surveying, soil testing, costs of issuing the Bonds or similar purposes that may have been paid more than sixty days prior to the date of

this Resolution, no expenditures to be reimbursed have been paid more than sixty days earlier than the date of this Resolution.

SECTION 3. The intent period for the Project shall have a term of six (6) months from the date of adoption of this Resolution (the "Intent Period"). The Intent Period is subject to extension by the Authority upon compliance by the Owner or certain requirements established by the Authority, including, the payment of an additional fee to the Authority and bond counsel at the termination of the Intent Period.

SECTION 4. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall approve the closing and issue the Bonds for the Project. This Resolution is qualified in its entirety by the provisions of Chapter 159, Part VI, Florida Statutes, or any subsequently enacted or effective Order or legislation concerning a State volume ceiling on multifamily housing bonds. In regard to the State volume ceiling for multifamily housing bonds, the Authority can make no guarantees as to the method by which funds will be allocated to any particular project, including the Project, and to which projects, including the Project, funds will be allocated. The Owner shall hold the Authority and its past, present and future members, officers, staff, attorneys, financial advisors, and employees harmless from any liability or claim based upon the failure of the Authority to close the transaction and issue the Bonds or any other cause of action arising from the adoption of this Resolution, the processing of the financing for the Project, the issuance of the Bonds except for the gross negligence and willful and wanton misconduct of the Authority.

SECTION 5. The Authority has no jurisdiction regarding zoning and land use matters and the adoption of the Resolution is not intended to express any position or opinion regarding same.

SECTION 6. All resolutions and orders or parts thereof, of the Authority, in conflict herewith are, to the extent of such conflict, hereby modified to the extent of such conflict, and this Resolution shall take effect from and after its passage, the public welfare requiring it.

SECTION 7. It is found and determined that all formal actions of this Authority concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of this Authority and that all deliberations of the members of this Authority and of its committees, if any which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

The roll being called on the question of adoption of the Resolution, the vote thereon resulted as follows:

AYES:

NAYS:

ABSTENTIONS:

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The presiding officer declared said Resolution adopted and approved in open meeting.

Adopted this 26th day of September, 2005.

(Seal)

HOUSING FINANCING AUTHORITY OF
MIAMI-DADE COUNTY (FLORIDA)

Attest:

Chairman

Secretary/Treasurer

Approved as to form and
legal sufficiency by the
Miami-Dade County Attorney

By: _____
Assistant County Attorney
for Miami-Dade County, Florida

US Bank Home Mortgage - MRBP

2004 SF MRB Program - HFA of Miami-Dade County

Loan Information Report 9/19/2005

Program End Date
10/22/2005**ORIGINATOR SUMMARY**

	Loans	Total Originated Amount
Bank Atlantic FSB/CRA LENDING	2	139,689
Chase / Bank One	53	7,397,036
CitiBank (CitiMortgage)	6	443,476
Home Financing Center	1	184,300
WAMU	12	1,148,528
Total	74	\$9,313,029

LOAN TYPE TOTALS

	Loans	Total Originated Amount	% of Total
FHA	35	4,943,389	53.08
FNMA 97%	7	833,520	8.95
FNMA CHBP 3/2	5	347,302	3.73
FNMA Conv.	24	2,984,056	32.04
FNMA HFA Community Solution	1	55,700	.60
FNMA HFA Home	2	149,062	1.60
Total	74	\$9,313,029	100.00

NEW/EXISTING TOTALS

	Loans	Total Originated Amount	% of Total
Existing	61	8,086,388	86.83
New	13	1,226,641	13.17
Total	74	\$9,313,029	100.00

TARGET/NON-TARGET TOTALS

	Loans	Total Originated Amount	% of Total
Non Target	69	8,736,625	93.81
Target	5	576,404	6.19
Total	74	\$9,313,029	100.00

HOUSING TYPE TOTALS

	Loans	Total Originated Amount	% of Total
1 Unit Detached	36	4,497,592	48.29
Condo	27	3,196,881	34.33
Duplex	3	423,450	4.55
Townhouse	8	1,195,106	12.83
Total	74	\$9,313,029	100.00

US Bank Home Mortgage - MRBP
2004 SF MRB Program - HFA of Miami-Dade County

Loan Information Report 9/19/2005

Program End Date
10/22/2005

TYPE OF FUNDS - TOTALS

	Loans	Total Originated Amount	% of Total
*Spot-General	73	9,223,029	99.03
Rehab	1	90,000	0.97
Total	74	\$9,313,029	100.00

INTEREST RATE BREAKDOWN

Interest Rate Limit	Loans	Total Originated Amount	% of Total
4.99000%	8	730,490	7.84
5.75000%	66	8,582,539	92.16
Total	74	\$9,313,029	100.00

PROGRAM PIPELINE

	Loans	Total Originated Amount	% of Total	Pool / Trustee Amount
Reservation	9	968,595	10.40	
UW Certification	12	1,374,002	14.75	
Exceptions	3	374,020	4.02	
Compliance Approved	9	856,783	9.20	
Purchased	2	272,024	2.92	
Pooled	4	456,540	4.90	453,686.83
Sold to Trustee	35	5,011,065	53.81	4,999,378.03
Total	74	\$9,313,029	100.00	

RACE & ETHNICITY

	Loans	Total Originated Amount	% of Total
Black & Hispanic	2	137,649	1.48
Black/African American	27	3,299,700	35.43
Other Multi-racial	3	419,497	4.50
White	12	1,709,631	18.36
White & Hispanic	30	3,746,552	40.23
Total	74	\$9,313,029	100.00

SUMMARY

		Averages:	
Original Allocation	\$10,000,000.00	Loan Amount	\$125,852
Available Allocation	\$686,971	Purchase Price	\$154,798
Total Originated Amount	\$9,313,029	Compliance Income	\$37,502
Total Originated Loans	74	Borrower Age	33.9
Percentage Originated	93.13%	Household Size	2.1
First Time Home Owner	100%	Employed in Household	1.2

US Bank Home Mortgage - MRBP
2004 SF MRB Program - HFA of Miami-Dade County

Loan Information Report 9/19/2005

Program End Date
10/22/2005

COUNTY TOTALS	Loans	Total Originated Amount	% of Total
MIAMI-DADE	74	9,313,029	100.00
Total	74	\$9,313,029	100.00

BREAKDOWN BY CITY	Loans	Total Originated Amount	% of Total
HOMESTEAD	5	693,726	7.45
UNINCORPORATED MIAMI-DADE	63	8,005,243	85.96
MIAMI BEACH	1	112,100	1.20
MIAMI GARDENS	1	168,667	1.81
OPA LOCKA	4	333,293	3.58
Total	74	\$9,313,029	100.00

From: Marianne Edmonds [mailto:mfe@medmonds.net]
Sent: Monday, September 19, 2005 11:00 AM
To: Braynon, Patricia (HFA)
Subject: Marianne Edmonds, Inc.

August 31, 2005

Marianne Edmonds Inc., the independent, public finance advisory firm I founded in 1997, has merged with Public Resources Advisory Group (PRAG), the nation's leading advisor to state and local governments, based in New York City. The acquisition is effective September 1, 2005. I will join PRAG with the title, Senior Managing Director, and will continue to work from my St. Petersburg office. My assistant, Phyllis Green, continues with me as an employee of PRAG, and Edna Imbler will continue in her role as Senior Consultant.

PRAG, founded in 1985, is an independent advisor firm wholly owned and managed by its employees. It has worked with more than 50 states and state-level authorities as well as with numerous localities but has not worked in housing finance. There will not be any changes in the way we manage our client relationships; I will continue to manage our work together and will rely, as I have in the past, on Eddie and Phyllis.

PRAG has additional full service offices in New York City, Philadelphia, Boston and Los Angeles. PRAG has the analytical capabilities and quantitative capabilities of a national finance practice. The firm has impeccable standards, and I am certain that the combination of our practices will result in the highest level of service for our clients.

Please give me a call if you have any questions

Marianne F. Edmonds
727-822-3339
fax 727-822-3502
mfe@medmonds.net

Your Turner Tech High School Family, Washington Mutual Bank, the Housing Finance Authority of Miami-Dade County, and the Miami-Dade Affordable Housing Foundation, Inc. want you to

OWN YOUR OWN HOME!

You are invited to join us for a homebuyer education workshop. Please sign-up to participate in this workshop during:

TURNER TECH'S OPEN HOUSE

Wednesday, September 28, 2005

from 7:00 PM until 9:00 P.M.

Look for the Housing Finance Authority (HFA) table.



FOR MORE INFORMATION CONTACT:

Miami-Dade Affordable Housing Foundation
19 West Flagler Street, Suite 311
Miami, FL 33130
Phone: (305) 373-9750
Fax: (305) 373-9350
Email: mdahfi@bellsouth.net

Commissioner **Dennis C. Moss**



Free

Home Ownership Fair

Saturday, October 1, 2005

9:00 AM-1:00 PM

Phicol Williams Center
951 SW 4th Street
Homestead, FL

Sessions on "Steps in Homeownership" and "Available Programs" will be offered at 9:30 and 10:15 am.

Sessions in English, Spanish and Creole.

**Free Food
and Door
Prizes**



For more information, call (786) 331-5361



ANTI-PREDATORY LENDING AWARENESS DAY & MARCH

OCTOBER 26, 2005

From Olinda Elementary (5536 NW 21 Ave.)
To African Heritage Cultural Arts Center
(6161 NW 22 Ave.)

**DON'T BE A VICTIM
OF DISHONEST LENDERS**

*Sponsored by
Commissioner Dr. Barbara Carey -Shuler
And the Anti-Predatory Lending Workgroup*

